



**MORGAN COUNTY PLANNING COMMISSION MEETING
MORGAN COUNTY COURTHOUSE - RM. 29
THURSDAY June 16, 2011 – 6:30 P.M.**

MEMBERS PRESENT

Roland Haslam, Vice Chairman
Brandon Anderson
Adam Toone
Chris Hales

STAFF PRESENT

Grant Crowell, Director
Charlie Ewert, Planner Tech/Code
Teresa Rhodes, Planning Commission Assistant

MEMBERS ABSENT

Trevor Kobe
Alvin Lundgren
Darrell Erickson

COUNTY COUNCIL PRESENT

Tina Kelly
Howard Hansen

***** MINUTES *****

1. Call to order – prayer.

Vice-Chairman Haslam called the meeting to order.
The prayer was offered by Member Hales.

2. Approval of agenda.

Motion by Member Toone to approve the agenda as presented. Second by Member Anderson. The vote was unanimous. The motion carried.

3. Declaration of conflicts of interest.

There were no conflicts of interest.

4. Approval of minutes from May 26, 2011.

Member Hales moved to approve the minutes of May 26, 2011. Second by Member Anderson. The vote was unanimous. The motion carried.

5. Discussion with Public Comment Snow Basin Sketch Plan.

Member Toone moved to open public comment. Second by Member Anderson. The vote was unanimous. The motion carried.

There was no public comment the time was turned over to the applicant for an update.

Becky Zimmerman –

- Open houses were held on May 24th at Snow Basin and May 25th at the Morgan County offices. Advertisements were placed in the Mountain Echo, Morgan County news, distributed one-page flyers the week of May 9th in different locations in Mountain Green and Morgan City and also placed 1500 stickers on garbage bills sent out in the County.
 - 70 people at Snow Basin with 54 actually signing in.
 - 50 people at the County Courthouse with 31 people signing in.
- Were not a lot of concerns voiced? Believed most of the people came because they were curious and seeking information.
- Heard from some that voiced some pretty direct support for the concept. Some talked about the opportunity for economic benefit that Snow Basin would provide to the County and to the people who live here.
- Some were surprised to see the amount of land that was not proposed for development.
- Main concern was for traffic in Mountain Green.
 - A lot of desire for the interchange and the request for Snow Basin to cause that to happen.
- One person, at the open house held at Snow Basin that was very concerned about water and the source of water and to make sure this project would not take water away from Mountain Green in particular.

Member Anderson –

- Noted he heard the following concerns:
 - Economic development – is hotel and golf course going on the Morgan County side. If this is going to impact the County, in a way that any resort would, they want to make sure that the economic standpoint is there as well.
 - Timing of infrastructure because the County will still need to maintain the roads that access the infrastructure. Will Weber County get the revenue and Morgan County get maintenance of the roads to that revenue bearing infrastructure.

Vice- Chairman Haslam –

- Infrastructure.
 - Will the revenue to the County be enough to offset the new road maintenance costs?
 - Power and sewer.
 - Development on hillsides with current landslide conditions in the area. The County currently has roads and mountainsides that are moving.

Becky Zimmerman.

- Have met with the Morgan County Engineer, Wasatch Civil Engineering, Morgan County Fire Chief, Morgan County Emergency Services Director, Morgan County School District Superintendent, Morgan County Sheriff, and Mountain Green Fire Chief.
- Have retained RRC Consulting to begin the economic impact analysis. County staff has been helpful to provide the data that is needed to do that.
- Retained additional services for geological testing, not for immediate results but to begin monitoring certain spots where development is proposed to take place over the next several years.
- Currently holding conference calls with Mr. Crowell once a week.
- Comments and concerns they heard at the open houses that were held:
 - Where is the money going to be generated? –
 - Believe the plan clearly shows that probably ½ of the revenue is split between the two Counties. That happens because of the second portal to the mountain located in lower Strawberry; in the plans it is referred to as area C. This area is what is intended to be a ski village; full skier services – rental, ski shop, ski school, restaurants, retail, hotel, condominiums and down the hill townhomes and up the hill single family homes. Wonderful economic revenue generator for Morgan County.
 - 2 1/2 of the 3 golf course holes are all in Morgan County. The whole summer aspect and the revenue that you would see from a golf operation will happen in Morgan County.
 - In the vision we might also see a small boutique hotel that is located near the clubhouse for golf.
 - Timing. We won't in this particular process ever be able to be definitive about what comes first or what comes next because it's going to be very closely tied to market demand. Difficult to talk about timing and predict 2 -5 – 10 years from now.
 - Snow Basin has about 15 days of the ski season that it is right almost at capacity for parking and to get down the mountain. When those numbers begin to increase that pressure to get the second portal to the mountain at lower Strawberry operating will cause that to happen. The economic study will reflect what they are kind of guessing will happen with that.
 - Maintaining roads – economic impact information will be very important. Revenue generated from the type of development, described at Lower Strawberry, will far exceed cost to the County to maintain roads and other things.
 - Roads will be phased over 50 years. The developer will not build the road without it serving some type of development that would generate revenue through sales tax or property tax. .
 - Sewer will need to be phased as development happens; financially it has to make sense as it becomes its own sewer district.
 - Water will need to be discussed, but team members have done the research enough to say they believe they can find the water. The question becomes what price to pay for it.
- Development on hillsides – they have done a geotechnical analysis at a surface level. The boring analysis will be done at a building specific level and they anticipate that maybe some of the things that they thought were developable were not and vice versa. They are aware of the geological concerns and will continue to do the geotech studies.

- Snow Basin will be the developer/operator, not someone who will come in and build, sell, then leave. This resort needs everything that it builds to be successful and a quality project. They have a lot of experience in building in other areas (SunValley) and have done it very well.

Wally Huffman –

- In the plan that has been proposed there are 3500 units (door, quest room, residential lot) proposed in Morgan County; 2500 in Weber County with the exception of area E because they do not have a good vision of what will happen in that area. A lot of the roads in the plan are in area E.
- In area C, very little public road would have to be built. The access comes off of Trappers Loop and when the parking lot and basic skier services are built there is not a lot of public road that would be needed to service that area. There may be a secondary entrance to area C off of SnowBasin road coming in from the side. The secondary roads (in orange and yellow) which would service residential property and those may or may not end up being County roads. The developer has proposed that the roads in Weber and Morgan County be public roads, but it may be that some of the secondary roads may become owned and maintained by HOA's in the residential areas. As they refine the financial and economic study on this and they start to make decisions about phasing, those decisions will be made when they reach the point of 25- 30 days of the year where they can't handle the number of skiers coming down into Earl Lodge and Weber County. They are currently at 15 days which they operate over capacity. The only way to alleviate that pressure is to move those skiers over to the other side of the mountain and that is when you will see the bottom of Strawberry begin to be developed. If he would have to make a guess he would say plus or minus 5 years.
- The second access would be the first infrastructure built in Morgan County. The access would be ½ mile from the current sewer ponds.
- They are proposing to build another gondola in the Strawberry Basin.
- Somewhere in Morgan or Weber County there is going to be pressure to build a hotel. There will first need to be some summer amenities and the most important ones are the golf courses. If you see a hotel built either in Weber or Morgan County you will very quickly see one of the 18 hole golf courses built down in the Meadows in Morgan County. These are assumptions that will be built into the economic analysis.
- Whatever the roads end up being when they build them they can't afford to build them unless they sell the property and if they sell the property it increases the tax base. He noted in Sun Valley he built a subdivision called White Clouds that has two miles of road in the subdivision. They worked out an agreement with the City of Sun Valley, who were asking exactly the same questions that are being asked here, the agreement was that they would not dedicate the road to the City of Sun Valley for the first three years. The City will not take the road because they know that it will take the developer about three years to create the property tax base by selling the lots and create the income for the City that they want so that they can take over the maintenance. He is hopeful that the discussion they have over the next five or six months will deal with those kind of possibilities.

Vce- Chairman Haslam asked if any changes have been made to the plan since the Planning Commission was first given the sketch plan. Mr. Huffman stated there have been no changes made.

Becky Zimmerman – believed next topic is “Next steps”.

- Would ask the County to consider forming a work group to write and work on this ordinance. They would see the make-up of this group as two members from the Planning Commission, two County Council members, two staff members, and the applicant.
- Take one – three topics per work session (parks, public trails, water, sewer, fire district, special services, etc) and discuss. They have found this to be an efficient format

Grant Crowell, Planning Director –

- The current MPDR process is a seven step process. The Applicant is currently at step two where there is joint planning sessions with the Planning Commission. It’s somewhat a glorified pre-application because it is a part of the process where the applicants gathers feedback and then makes a decision whether to proceed with a formal re-zone application.
- Because the County may be building, somewhat on the scale of a whole new municipality on the mountain in unincorporated Morgan County, the Planning Commission may want to consider creating a new code which fits this project better. To create a new code a couple of things need to happen.
 - First step for the applicant to do this is that they would need a sponsor – The applicant is hoping that the Planning Commission would be interested in sponsoring a text amendment to the current County code and working through that process.
 - A committee process that involves Planning Commission, County Council, staff etc. would be beneficial.
 - The County has an application for an MPDR sketch plan which is step two of the MPDR process which staff has heard the applicant probably does not intend on pursuing. The applicant has proposed a text amendment. The planning commission and county council, according to the county code, can initiate code changes.
 - Something with such a scale, scope, and impact such as this, without input from the council, would probably not lead to buy in which is necessary to move all the way forward.

Member Anderson would like to see a new code for this and would like to see that process initiated. He would prefer to see this code written specifically for Snow Basin, based on the material he has reviewed in their sketch plan.

Clint Ensign – Sinclair companies including Snow Basin

- Noted he participated in the meetings on the Weber County side. The applicant spun their wheels for a couple of years until they brought the County Council and the Planning Commission together. This process would work well in this County because they already have a format/blueprint to work with. Weber County started in the same place; they did not have an ordinance to handle this so they have already created the wheel.

Member Toone –

- Concerned resident has expressed to him that it was their experience that roof tops and housing did not necessarily offset costs. Desire would be to see sales revenue offset for each County; Point of sale proportionate to acres. Would this be presented in the Economic impact study.

Becky Zimmerman –

- Does not believe the point of sale proportionate to acres will ever be reached. The concept presented was really determined by the attributes of the land; what would be placed where. i.e: slope, geological hazards, view corridors, etc. what was left over became developable land. That was not determined where the county line was or any other line, but simply the attributes of the land. The point of sales is really about logically what happens in those places. It may be, when they get the economic study, which it will probably end up being split, if not more toward Morgan County, as far as revenue generated.
- Services expected – there will be some assumptions there about cost to the counties for service to this development. What will probably be different in this development maybe compared to other parts of the county is that it is a resort and it has a lot of guest services. So a lot of the expectations for higher services, higher level of services, or frequency of services happen as part of visitor services. I.e.: a hotel will have its own security. Some of these services actually get privatized.
- The question of which roads get plowed first, she does not know how to answer that at this time.

Kent Lyons, General Manager Snow Basin –

- Discussed allocation of revenue. Where revenue is used is where the point of sale comes not necessarily the point where money changes hands. Don't discount sales tax revenue from retail sales; that is an important element. It is something that Morgan County does not have a lot of right now. Where property tax revenue is kind of evened out through the year because the property is always there, this is not true for revenue generated in seasons.
- Traffic – remember that destination areas are not doing a mass exit from the mountain at the end of every day.

Member Hales asked about the time frame on the economic study. Mrs. Zimmerman noted they are probably 75 days out.

Wally Huffman –

- Noted the applicant will create the study but they don't expect the County to believe it. They create the study, but what happens is usually the municipality involved hires an outside group to analyze the study for them. If there are any discrepancies or if they find deficiencies or things they don't agree with then they go back and they try to remedy those situations. In the process the County will have a chance to analyze and see if they believe it is credible. Just wanted the County to know that just because they do an economic study it is not gospel.

Member Toone moved to close the public hearing. Second by Member Anderson. The vote was unanimous. The motion carried.

Member Toone moved to request to the County Council the formation of a work group to draft a zoning ordinance specific to Snow Basin destination sketch plan. This work group would consist of a recommending body of two Planning Commission members, three County Council members, appropriate staff, and the applicant.

Second by Member Anderson.

Question of whether three County Council would be throw the meeting into a public meeting. Mr. Crowell noted the four County Council constitutes a quorum. It was noted that a work group would not be making any decisions.

Member Anderson moved to amend the motion to have two County Council members instead of three. Second by Member Toone.

Member Toone moved to request to the County Council the formation of a work group to draft a zoning ordinance specific to Snow Basin destination sketch plan. This work group would consist of a recommending body of two Planning Commission members, two County Council members, appropriate staff, and the applicant.

Second by Member Anderson. The vote was unanimous. The motion carried.

6. Staff Reports.

Mr. Crowell noted the following:

County Council update:

- Adopted the Croydon General Plan recommendations as recommended.
- Agreed to match grant from State to fund the GIS
- Next Tuesday, June 22nd the council will address:
 - The Anderson re-zone
 - Rollins Ranch default

Discussion with Jim Carter on May 26th

- Flexible subdivisions were discussed.
 - Flag lots
 - New zoning category for 30000 square foot lots.

Planning Commission needs to consider priorities due to the Snow Basin Project because that will most likely push the PUD ordinance back.

7. Adjourn.

Member Toone moved to adjourn.